



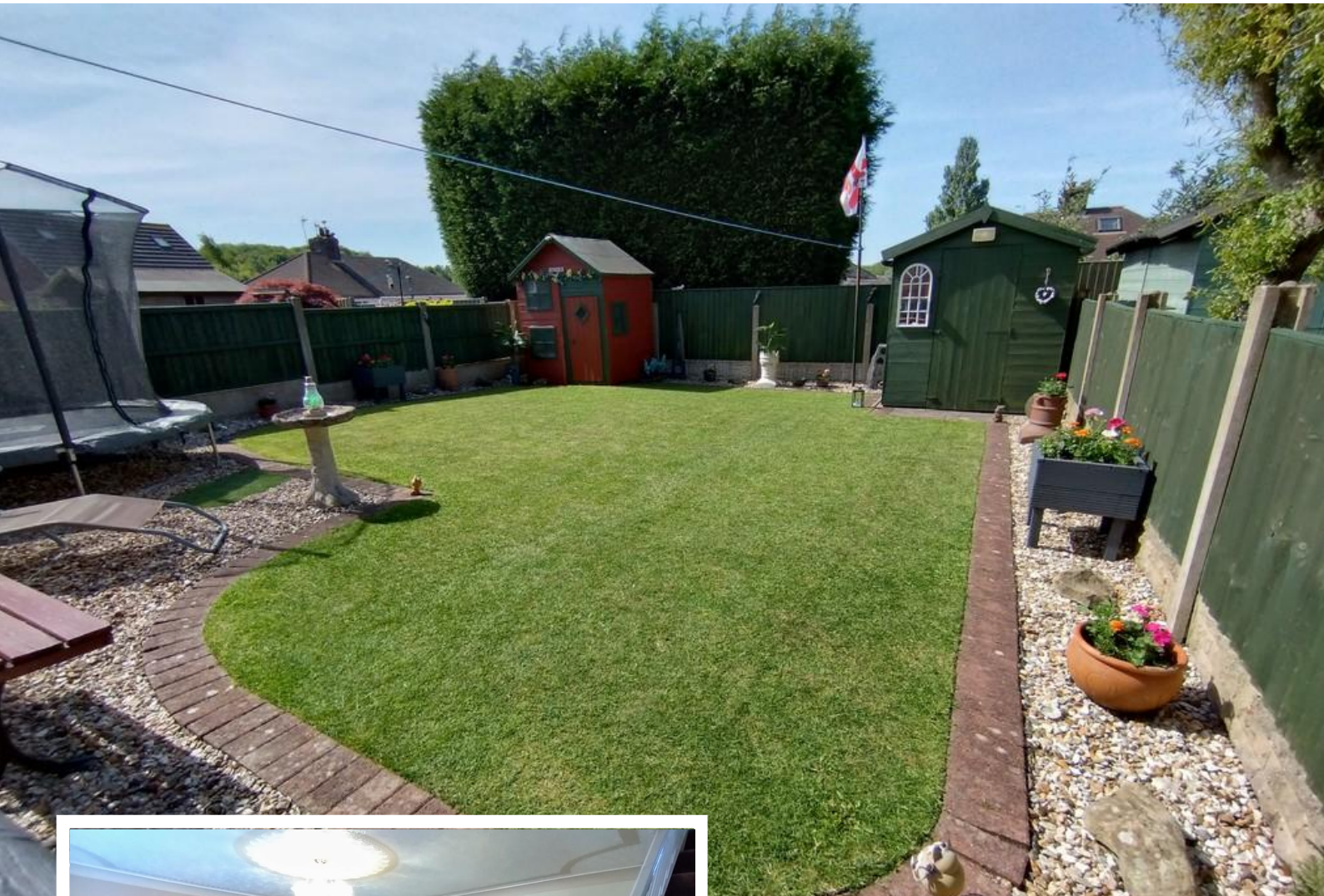
## Waterloo Grove Kidsgrove, ST7 4SY

- EXTENDED SPACIOUS RESIDENCE
- HALL, LOUNGE, DINING ROOM, KITCHEN
- UTILITY, INTEGRAL GARAGE
- FOUR BEDROOMS, ENSUITE, BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G, GCH
- CUL DE SAC LOCATION
- EASY ACCESS TO THE A500/A34

**£247,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a spacious (approx 108 sqm) extended semi detached house which must be viewed to be fully appreciated comprising, hall, good size lounge, dining room, conservatory, kitchen, utility, 4 bedrooms, ensuite & a bathroom. An integral garage providing useful space or for hobbies etc. Externally a frontage provides parking spaces, a beautifully landscaped rear garden attracting lots of afternoon & evening sun. UPVC double glazing & gas central heating. The property is within a quite cul de sac location yet with easy access to all facilities. Viewing imperative without delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST74SY. Turn in to the Cul De Sac and the property can be found on the right hand side, as identified by our for sale sign.





#### ENTRANCE PORCH

Entered through a UPVC door with glazed panel. Door to:

#### LOUNGE

15' 7" x 12' 10" (4.75m x 3.91m)

Bow window to the front elevation. Feature fireplace with inset fire, coving to the ceiling. Staircase to the first floor.

Arch to:

#### DINING ROOM

9' 6" x 7' 11" (2.9m x 2.41m)

Radiator. Patio doors to:

#### CONSERVATORY

9' x 7' 2" (2.74m x 2.18m)

Dwarf wall construction. Double glazed windows and door to the garden.

#### KITCHEN

11' 4" x 9' 5" (3.45m x 2.87m)

Window to the rear elevation. A range of wall and base units, inset sink, worksurface. Built in oven and hob with extractor over, built in fridge/freezer. Splash back tiling.

Door to:

#### UTILITY ROOM

9' 6" x 5' 5" (2.9m x 1.65m)

Fitted base units, single drainer sink units, worksurface.

Door to the garden and garage.

#### INTEGRAL GARAGE

17' 3" x 9' 1" (5.26m x 2.77m)

Up and over front door. Electric light and power.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

14' 9" x 9' (4.5m x 2.74m)

Window to the rear elevation with pleasant views, radiator. Door to:

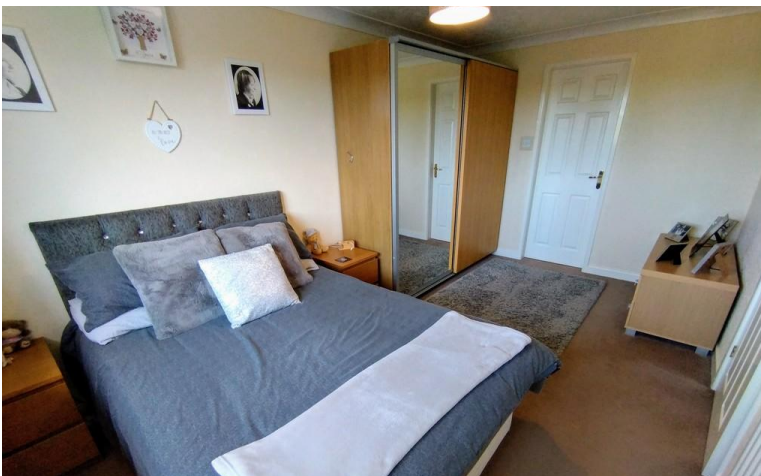
#### ENSUITE

Window to the front elevation. Enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

#### BEDROOM TWO

11' 2" x 9' 1" (3.4m x 2.77m)

Window to the front elevation, radiator.







#### BEDROOM THREE

11' 2" x 9' 1" (3.4m x 2.77m)

Window to the rear elevation. Fitted wardrobes, radiator.

#### BEDROOM FOUR

8' 2" x 6' 2" (2.49m x 1.88m)

Window to the rear elevation, radiator.

#### BATHROOM

Window to the front elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling, radiator.



#### EXTERNALLY

##### FRONTAGE

Block paved driveway provides parking for several vehicles.

##### REAR

A stunning garden that attracts the afternoon sun. Laid to lawn with shrub borders, decking area for seating.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements.





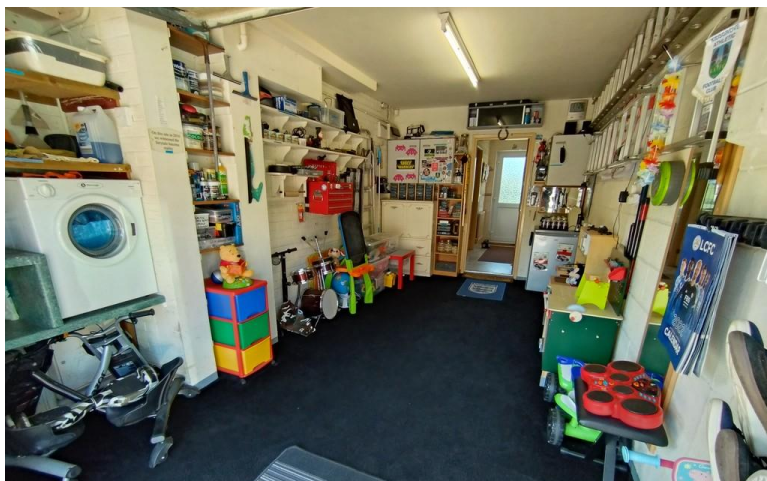


Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)  
Current: 65D Potential: 84B









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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements